



**Dornton Road, South Croydon CR2 7DR**

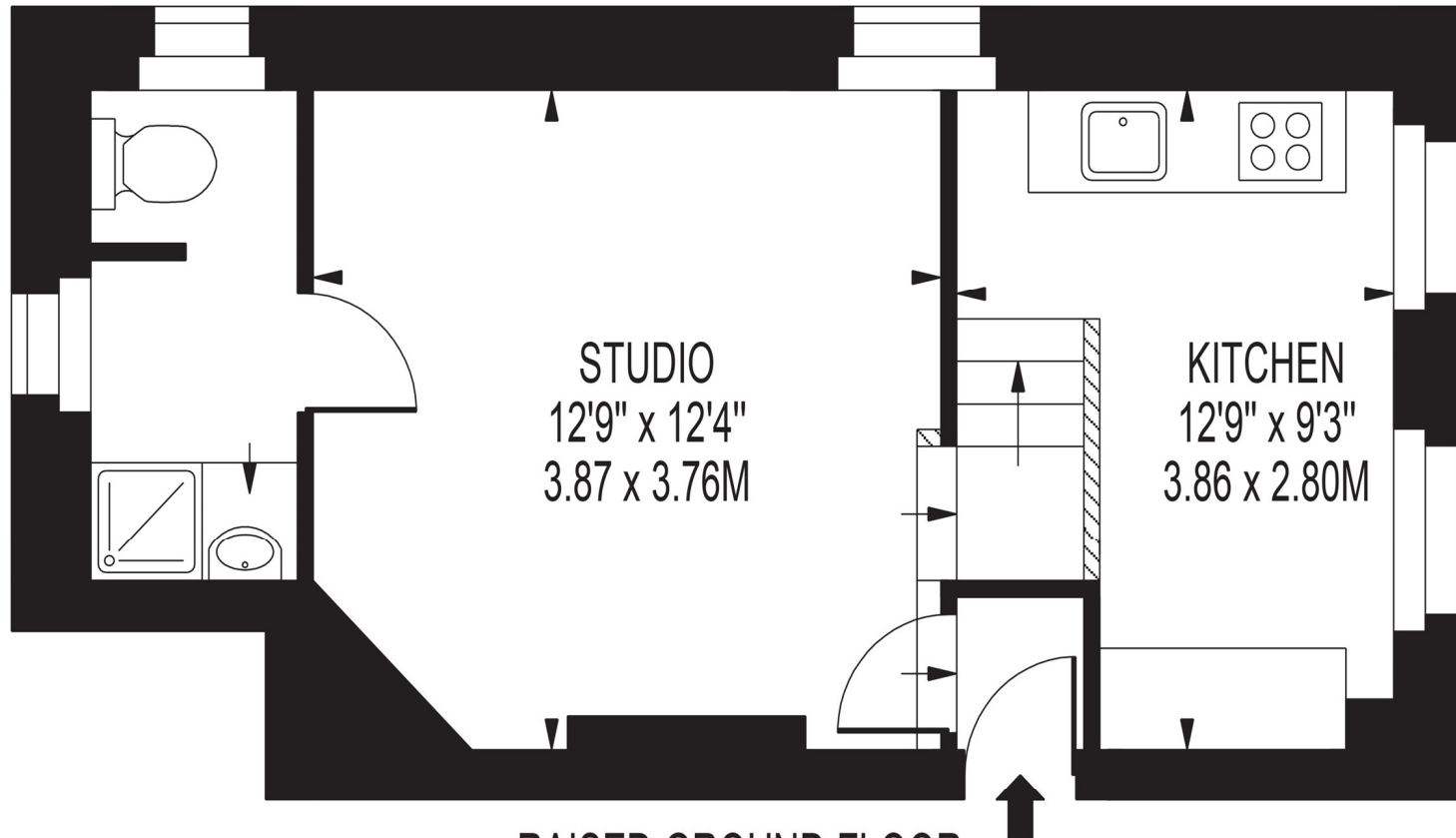
**welcome to**  
**Dornton Road, South Croydon**

Barnard Marcus are proud to present this rarely available ground floor studio apartment located in ever popular Dornton road



# DORNTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 319 SQ FT - 29.60 SQ M



## RAISED GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A rarely available ground-floor studio apartment with ample storage, located on the ever-popular Dornton Road, within close proximity to South Croydon station, local bus routes, and the vibrant thoroughfare of South End, with its collection of shops, bars, and restaurants. The property has low outgoings and is delightfully arranged with a mezzanine area encompassing the kitchen/diner, reception/studio area, and bathroom. The property is also near a tram link and within a short walk of Croham Hurst Woods and Lloyd Park.

**welcome to**

## **Dornton Road, South Croydon**

- Ground Floor
- Close to Stations
- Studio
- Good Transport Links
- Close to Shops, Bars, and Restaurants

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 688.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109825](https://barnardmarcus.co.uk/Property/SCS109825)



Property Ref:  
SCS109825 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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